



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 7, 2013

1212-PUD-13

Exhibit 1

Petition Number: 1212-PUD-13

Subject Site Address: Generally located on the southeast corner of 186th Street and Shady Nook Road

Petitioner: Redwood Acquisition, LLC.

Request: Redwood Acquisition, LLC requests an amendment to the Andover PUD to allow multi-family dwellings within Parcel G of the Andover PUD.

Current Zoning: Andover PUD

Current Land Use: Residential Subdivision

Approximate Acreage: 46 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Andover PUD (Ord. 06-24), Approved May 22, 2006.
4. Petitioner's Proposal, January 3, 2013
5. Overall Concept Plan
6. Public Comment

Staff Reviewer: Ryan Clark, Associate Planner

Petition History

This petition was introduced at the November 12, 2012 City Council meeting. The proposal received a public hearing at the November 19, 2012 Advisory Plan Commission (the "APC") meeting and received a second meeting at the January 7, 2013 APC meeting.

Procedural

The recommendation from the APC to the City Council may be made at the January 07, 2013 APC meeting.



Project Overview

Project Location

The subject property is located on approximately forty-six (46) acres on the southeast corner of 186th Street and Shady Nook Road in the Andover Planned Unit Development (“PUD”) (the “Property”). Fifty (50) units of single-family attached dwellings are currently constructed in Parcel G.

Project Description

Currently, Parcel G of the Andover PUD permits the use of single-family attached units. The proposed amendment would allow the use of multi-family dwellings along with single-family attached units (the “Proposal”). The number of single-family attached or multi-family dwelling units permitted in Parcel G would be reduced to two hundred and thirty (230) units and there is no proposed increase in density. The concept plan includes approximately twenty-one (21) acres for open space in Parcel G. No changes of building materials are proposed from the existing single-family attached units.

Use Clarification

Exhibit 7 of the original Andover PUD (Ord. 03-40) lists the land use type for Parcel G as Single-Family Attached (For Sale). The “For Sale” designation provided intent that single-family attached units for rent were not explicitly permitted in Parcel G. The proposal of multi-family units for rent brought by the petitioner required that the Development Standards of Exhibit 7 be altered to include both Single-Family Attached and Multi-Family as permitted land use types for Parcel G.

Modifications since the November 19, 2012 APC Meeting

In response to feedback from the Advisory Plan Commission, City Council Members, City Staff, and neighbors, the proposed PUD Ordinance has been modified as shown below:

Concept Plan Modification

The concept plan has been modified to include an additional entrance off 186th Street and the removal of the second entrance off Shady Nook Road. The layout of structures across the site has been altered to reduce monotony of long rows of structures. Also, an additional section has been added that requires all development on Parcel G to be in substantial compliance with the conceptual site plan.



Landscaping Standards

An "Overall Landscape Exhibit" has been added which includes standards for buffering from existing single-family attached units, buffering along Shady Nook Road and 186th Street, as well as internal and pond landscaping. The "landscape buffer from existing" as referenced in Exhibit 11A provides a buffer of evergreen trees, shrubs, and split rail fence for all areas that border previously approved structures.

Architecture

The Proposal has added rear elevation exhibits for structures along Shady Nook Road and 186th Street to which each structure shall be built in substantial compliance. Also, new structures shall be required to meet additional architectural standards from the original Andover PUD ordinance.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

According to the Westfield-Washington Township Comprehensive Plan, the Property is in the Suburban Residential land use classification. Compatible infill development on vacant parcels in existing neighborhoods is encouraged as means to avoid sprawl. The infill should also be compatible in mass, scale, density and materials.

Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan classifies Shady Nook Road and 186th Street as a "Collector". The recommended right-of-way width for a Collector is 100 feet.

Water & Sewer System

City water and sewer facilities are available to the Property. There is adequate capacity to serve the Property.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:



1. The Comprehensive Plan.

See Public Policy above.

2. Current conditions and the character of current structures and uses.

The property is partially developed with approximately fifty (50) Single-Family Attached units already constructed and in good condition. A portion of the roads for the Andover Place development have also already been constructed on the property as part of the original development.

3. The most desirable use for which the land is adapted.

The Property is surrounded by other sections of the Andover PUD to the north, east, south, and west. The proposed PUD amendment allows for the continued build out of single story structures similar to the single-family attached structures already located in Parcel G. The Comprehensive Plan calls for compatible infill and to support the existing suburban character of the area and the proposed plan should not alter the existing character of the area.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Proposal would have a neutral or positive impact on property values throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City water and sewer facilities are available to the Property, and there is adequate capacity to serve the Property.



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Staff Comments

1. If the APC is satisfied with the proposal as presented, the forward 1212-PUD-13 to the City Council with a favorable recommendation.
2. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at (317) 674.6599 or rclark@westfield.in.gov.